



23 Castlegate Road, Northallerton DL7 8WE

This beautifully presented three-bedroom townhouse is located within walking distance of Northallerton town centre, offering spacious and modern living across three floors. Finished to a high standard throughout, it's ideal for families, professionals, or anyone looking for a low-maintenance, move-in ready home.

The ground floor features a welcoming entrance hall, a convenient WC, internal access to the integrated single garage (offering potential for conversion), and a bright kitchen/breakfast room with plenty of space for dining.

Upstairs, the first floor offers a generous lounge with a sunny south-east facing balcony, a stylish family bathroom with both bath and separate shower, and a good-sized double bedroom. The top floor includes two further double bedrooms, perfect for family, guests, or working from home.

Outside, the home benefits from two private parking spaces, an integrated garage, and a tidy rear garden with decking and artificial grass for easy maintenance.

EPC Rating B. Council Tax Band D.

£275,000

LOCATION

Castlegate Road is situated in Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North York Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Valley Airport.

DIRECTIONS

From Northallerton High Street head North up the High Street proceeding straight over at the mini roundabout. Continue over the level crossing and take the first exit at the mini roundabout onto the Yafforth Road, at the next roundabout take the first exit onto Ben Hyde Way and first left onto De Lacy Road, follow the road to the right and 23 Castlegate Road is on your left facing the green.

THE ACCOMMODATION CONSISTS OF

HALLWAY

21'1" x 5'10" (6.45 x 1.80)

With front facing composite front door, stairs to first floor with cupboard beneath, doorway to garage and radiator.



GROUND FLOOR WC

5'2" x 2'5" (1.60 x 0.74)

With pedestal wash hand basin, low level WC and radiator.



KITCHEN

13'11" x 15'0" (4.26 x 4.58)

With a range of base, wall and drawer units, worktops inset with stainless steel sink and drainer, tiled splashbacks, gas hob, electric oven, chrome extractor hood, rear UPVC double glazed French doors with matching side panels, TV point and radiator.



FIRST FLOOR LANDING



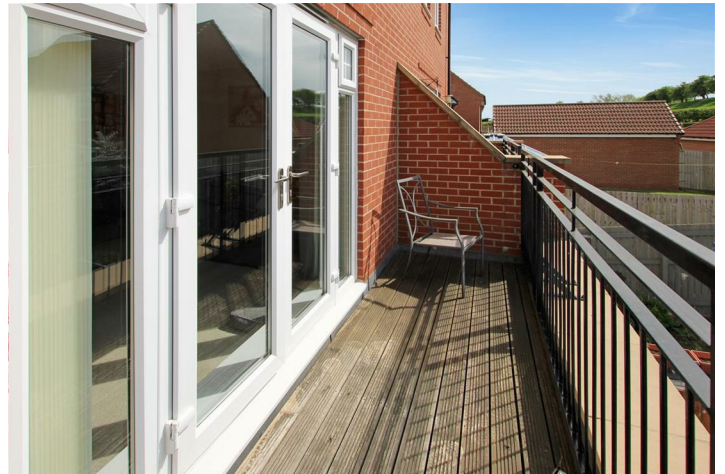
LIVING ROOM

10'6" x 15'1" (3.22 x 4.62)

With rear facing UPVC double glazed French doors & matching side panels, access to balcony area, TV point and radiators.



REAR GARDEN FROM LIVING ROOM



BATHROOM

7'7" x 7'3" (2.32 x 2.21)

With low level WC, pedestal wash hand basin, panelled bath, shower cubicle, part tiled walls and heated towel rail.



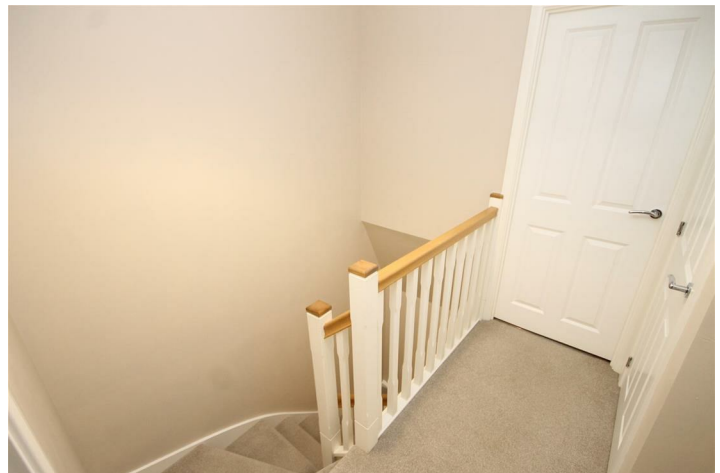
BEDROOM TWO

10'4" x 15'1" (3.17 x 4.60)

With front facing UPVC double glazed windows, TV point and radiator.



SECOND FLOOR LANDING



MASTER BEDROOM

10'6" x 13'2" (3.21 x 4.02)

With rear facing UPVC double glazed windows, TV point and radiators.



EN-SUITE SHOWER ROOM

4'5" x 7'5" (1.36 x 2.27)

With low level WC, pedestal wash hand basin, shower cubicle, part tiled walls and heated towel rail.



BEDROOM THREE

11'8" x 15'1" (3.58 x 4.60)

With front facing UPVC double glazed windows, TV point and radiators.



REAR GARDEN



EXTERNAL

With integrated single garage, off street parking for two cars and rear garden with paved patio, decking & artificial turf.



MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE:

WATER METER:

PARKING ARRANGEMENTS:

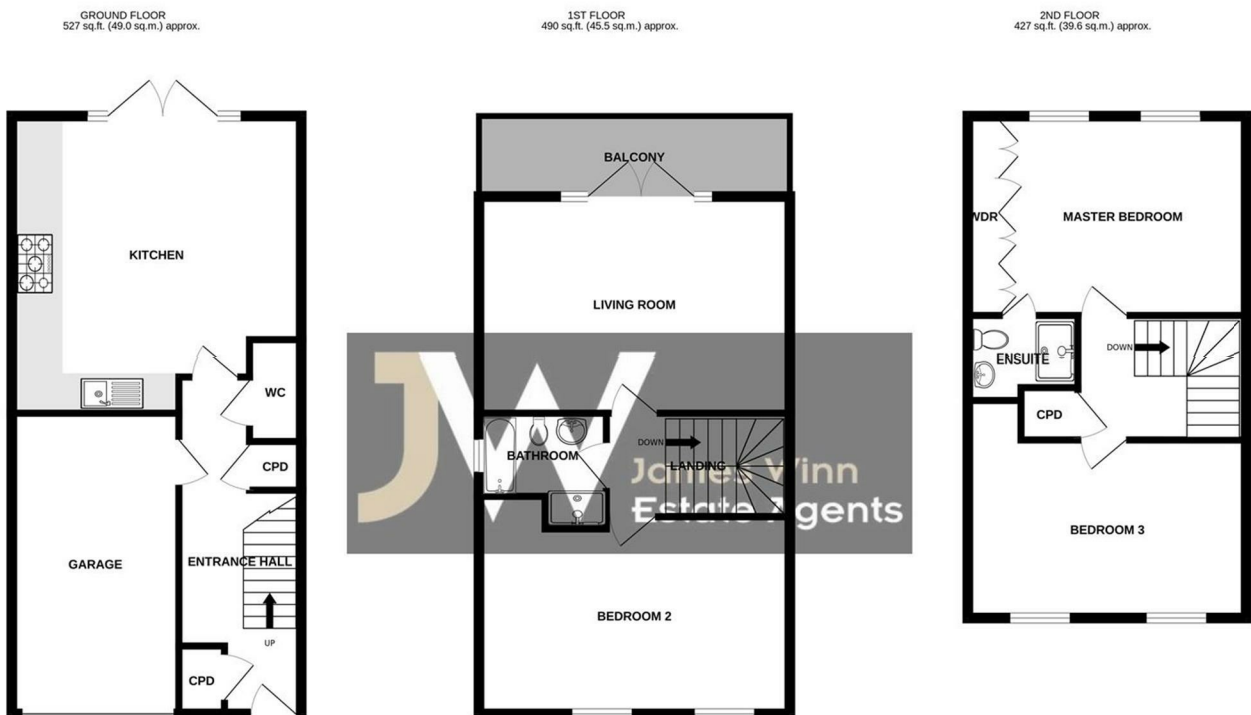
BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER:

MOBILE PHONE SIGNAL:

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



TOTAL FLOOR AREA: 1444 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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